

Atlas Construction, Ltd.

Nevada Lic# 53500

5509 Avant Garde Court Las Vegas, Nevada 89146

Phone: 702.429.2351 Fax: 702.658.1843

JUSTIFICATION: PLAN REVIEW

PROJECT: GELATO MANUFACTURING PLANT

June 25th, 2007

PROJECT DESCRIPTION:

Solato Ltd., are the project owners and are dedicated to manufacture and distribute frozen deserts including but not limited to Gelato, frozen novelties along with their new "soft serve Gelato". In order to produce these products, Solato decided to establish their plant location on 11th street, north of Stewart street,

The project will be broken in two phases. Phase one is an existing 2,100 square foot single story building owned by Las Vegas businessman Mr. Raul Gil. This building will be converted to meet the needs of the actual manufacturing plant. Presently located at 305 11th street on a lot 140'-0" x 50'-0" the property is zoned C-2 with condition. Phase two of the project, again owned by Mr. Raul Gil is located at 311 11th street is an existing two story building 2,100 square foot presently zoned R-4 situated on a lot 140'-0" x 50'-0" that will be used to accommodate dry storage for packing materials required for the ice cream plant with some office and probable training area.

Our objective is to join the two properties together (reversionary map), rezone the R-4 property to C-2. We then need Remove the condition on the already zoned C-2 property by special use permit, request a parking variance, set back variance and landscaping variance and with a waiver for the required block wall that separates the northern property of the phase two building. The R-4 property directly north of the 2nd phase property just installed a beautiful decorative iron fence. The owner of this property requests that no block wall be installed as it will not blend well with his newly installed iron fence. The property immediately south of the existing C-2 property is a property again owned by Mr. Raul Gil is also zoned C-2 and is presently vacant at this time. The property immediately north of the phase two property is presently zoned R-4. To the East, facing Mr. Gil's property is a multifamily gated apartment complex. To the West is an exiting 20'-0" wide lane that separates the projects property from already existing single family houses. It should be noted that 11th street immediately north of Stewart (where our property is located) is not a through street ample considerable available street parking.

CONCLUSION:

The project is a tremendous opportunity to establish more business for the downtown core. With it of course comes employment-new jobs, business diversity which of course brings additional off-chutes to this industry. All of this of course helps promote and build the downtown core to an already needed slow economy. We are taking older building, remodeling them to accommodate such a plant at the same time giving the area a major facelift.

Your favorable conderation to this project would be greatly appreciated.

Sincerely,

Ray Desjardins

ZON-23579 VAR-23580
VAR-23582 SUP-23583
SDR-23577 09/13/07 PC